

ATTACHMENT D
APPLICABLE GENERAL PLAN POLICIES AND
CENTRAL DISTRICT SPECIFIC PLAN OBJECTIVES

There are broad areas of compliance that are applicable to the Project, which are summarized immediately below. The project complies with specific Policies, Objectives, and Guidelines of the Central District Specific Plan and the General Plan, respectively, which are listed after the summary.

Economic Development

The Central District (CD) has been targeted for growth with development of projects with substantial floor area that are compatible with the downtown character of the area. The subject project is a comprehensive development with a combination of hotel, office, retail, restaurant, and residential uses multiple economic development benefits. The project will create substantial employment. The employees in the development will use the services (retail, restaurant, etc.) in the vicinity and strengthen the business activity in the vicinity. The retail uses will draw additional customers the site and enhance and enhance the commercial character of E. Colorado Boulevard and N. and S. Lake Avenue. The new building construction, new hotel use, historic preservation and associated uses will create commercial vitality on a prominent corner site that is currently underutilized. The new construction will provide a substantial tax increment to the City.

Transit-Oriented Development

The project is located in a Transit-Oriented Development (TOD) area as defined in the Zoning Code in which employees and visitors to the new building can utilize mass transit modes (MTA Gold Line, ARTs bus service, MTA bus service) to access the site. City plans target the Central District for substantial new building floor area to take advantage of mass transit. In addition, the project provides on-site bicycle storage facilities for cyclists.

Historic Preservation

The project proposes to renovate, restore, and preserve the existing Landmark Constance Hotel and landmark-eligible one-story commercial storefronts on the property in accordance with the Secretary of the Interior's Standards. These historic structures would be occupied with viable commercial (hotel, retail, restaurant, and residential uses, which is consistent with the development an re-use of older and historic buildings in Central District. The historic buildings would be sensitively integrated into the redevelopment of the property. The new construction, parking, paving, and landscaping would be compatible with and complement the historic structures and the project would enhance the prominent site at the intersection of E. Colorado Boulevard and S. Lake Avenue.

Specific Policies, Goals, Objectives, Guidelines:

General Plan Policies:

1.1 and 10.1 – Targeted Development Areas: Geographical areas have been identified where the bulk of future economic development is to occur.

1.2 – Specific Plans: For identified target development areas, a principal implementation tool, utilize Specific Plans containing development standards, distribution of land uses, infrastructure requirements and implementation measures.

1.3 and 10.2 - Transit-Oriented and Pedestrian-Oriented Development: Within targeted development areas, cluster development near light rail stations and along major transportation corridors thereby creating transit-oriented development “nodes” and encouraging pedestrian access.

5.7 – Enhanced Environment: Development should be shaped to improve the environment for the public; it should support the distinctiveness of the locality and region as well as the special characteristics of the existing fabric of the site’s immediate surroundings.

5.10 – Spatial Attributes: Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape and mountain sight lines and important “gateways” into the City.

6.2 – Protection of Historic and Cultural Resources

10.3 - Business Expansion and Growth.

10.6 – New Businesses

10.9 – Healthy Business Community.

10.10 - Regional Center.

11.2 - Employment Diversity.

11.7 – Increase jobs.

12.1 - Encourage Retail Tax.

Central District Specific Plan Objectives:

1.2 – Expanded visitor and tourism activity

1.5 – Sites for expansion and attraction of new establishments and projects

4.1 – A wide range of diversified employment opportunities.

11 – Provide economic opportunity.

12 – Diversify downtown economy.

13 – Encourage business retention.

14 – Promote job growth.

15 – Maintain fiscal health